
Overview

This Unit describes the competences involved in preparing certificates for dwellings that are assessed as being 'Zero-Carbon' for the purposes of compliance with the SDLT (Zero-Carbon Homes Relief) Regulations 2007. These assessments follow the SAP but with an additional module that addresses the impacts on CO2 emissions caused by dwelling occupiers' use of, for example, brown and white goods, and the mitigating effects of on-dwelling and on-development renewable electricity supplies.

This is an additional Unit and can only be achieved by individuals who have been accredited as On Construction Domestic Energy Assessors or under the Building Regulations CO2 Emissions Calculations Competent Persons Scheme.

On Construction Domestic Energy Assessors will be able to carry out the certification of Zero- Carbon homes and, although there is no legal requirement that they undergo further specific training in this area, it is strongly recommended that they demonstrate their competence against this standard. The certificate will be the primary form of evidence that is offered by builders/developers (i.e. your 'clients') for consideration by HMRC in order to grant Stamp Duty Land Tax (SDLT) relief to an owner of a Zero-Carbon dwelling. It will state whether the Assessor has undertaken additional training for Zero-Carbon certification. Certificates for Zero-Carbon dwellings are separate from Building Regulations energy Performance compliance certificates and Energy Performance Certificates, and any common findings will need to be included in each.

Element 5.1 requires that you offer design stage checks, using the SAP, to builders/developers wishing to check that their designs will make the 'as built' dwellings eligible for SDLT relief, and clarifying the status and limitations of such advice. You must reassess dwellings on physical completion 'as built' to establish whether they meet the eligibility criteria, and prepare and issue certificates where Zero-Carbon status has been achieved.

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Performance criteria

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You must be able to:

- P1 conduct assessments at design stage in order to determine whether dwellings are likely to qualify for Stamp Duty Land Tax (SDLT) relief
- P2 communicate the results of your design stage assessments to clients clearly and promptly, clarifying the status and limitations of the advice provided
- P3 conduct assessments of dwellings at physical completion, 'as built', in order to establish finally whether they qualify for SDLT relief
- P4 assess dwellings against the eligibility criteria ensuring that there is sufficient evidence to draw accurate and valid conclusions
- P5 prepare and issue certificates to clients for Zero-Carbon dwellings that contain full and accurate **information**
- P6 maintain complete and accurate records relating to the preparation of certificates for Zero-Carbon dwellings
- P7 help your clients to explain, where required, the Zero-Carbon Certificate and your calculations to HMRC

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Knowledge and understanding

You need to know and understand:

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- K1 the rationale underpinning the certification of Zero-Carbon dwellings, and the government regulations that support the initiative
- K2 the legal criteria for eligibility for relief from Stamp Duty Land Tax (SDLT)
- K3 the definitions in the legislation
- K4 the legal requirements concerning the content of Zero-Carbon Home Certificates
- K5 when and by whom a Zero-Carbon Home Certificate should be commissioned
- K6 the criticality of assessing the construction of a physically completed dwelling, 'as built', (rather than the design) in order to determine whether it qualifies for SDLT relief
- K7 the importance of clarifying with clients that design stage assessments do not provide proof of eligibility
- K8 how to conduct an assessment at design stage in order to provide developers with assurance that their plans will be eligible for SDLT relief
- K9 how to assess the Heat Loss Parameter of the dwelling using the SAP method
- K10 how to assess the amounts of energy required to power appliances using the method specified in the Notice of Approval of the National Calculation Methodology
- K11 how to determine which zero-carbon energy supplies are eligible
- K12 how to assess the amounts of energy supply to the dwelling that have a zero-carbon burden
- K13 how to use the approved methodology to establish whether the net CO₂ emissions from the dwelling over the year are no more than zero kg/m²/year
- K14 how to conduct assessments of dwellings at physical completion, 'as built', in order to determine whether they qualify for SDLT relief
- K15 how to prepare and issue full and accurate Zero-Carbon Home Certificates
- K16 how to maintain complete and accurate records relating to the preparation of certificates for Zero Carbon dwellings

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Additional Information

Scope/range

Prepare Zero-Carbon Home Certificates

- 1 **information:**
 - 1.1 the address of the dwelling, including postcode
 - 1.2 a list of the legal criteria for establishing eligibility for SDLT relief, and the evidence that these have been met
 - 1.3 declaration that the dwelling is Zero-Carbon
 - 1.4 your name and scheme to which you belong
 - 1.5 the name and address of your employer, or trading name/address if self-employed
 - 1.6 a statement to confirm that you meet the requirements of this standard
 - 1.7 the unique identifying number of the EPC produced for the new dwelling
 - 1.8 date issued

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Suite On Construction Domestic Energy Assessors

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